



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD14-20  
**APPLICANT:** Landmark Storage, L.L.C. and Gene McKown  
**DATE:** August 14, 2014  
**LOCATION:** West side of 12<sup>th</sup> Avenue S.E. and South of Cedar Lane Road  
**WARD:** 7  
**TO:** Interested Neighbors  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Duplex Residential Development

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of residential lots. This property is currently zoned C-2, General Commercial District, and a change of zoning will be required to R-2, Two-Family Dwelling District.

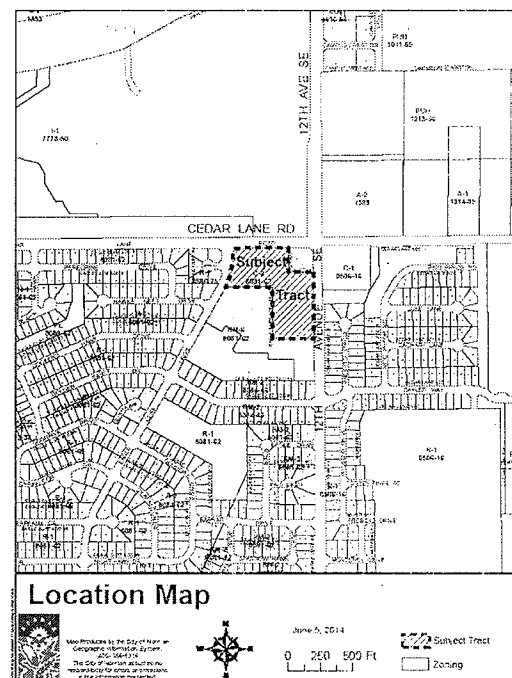
Please join us for a Pre-Development discussion of this proposal on Thursday, August 28 from 6:30 p.m. until 7:00 p.m. The meeting will be held in Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Tom McCaleb, (405) 232-7715 during office hours. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 14-20

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b>  Landmark Storage, LLC & Gene McKown	<b>ADDRESS</b>  1400 N. Porter Norman, OK 73071
<b>EMAIL ADDRESS</b>  tom.mccaleb@smcokc.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Tom McCaleb (405) 232-7715 <b>BEST TIME TO CALL:</b> During office hours

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located \_\_\_\_\_  
 On the west side of 12th Ave. SW and south of Cedar Lane.

and containing approximately 7.34 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Residential

This proposed development will necessitate (check all that apply):

- ☒ 2025 Plan Amendment    ☐ Growth Boundary  
☒ Land Use  
☐ Transportation  
☒ Rezoning to R-2 District(s)  
☐ Special Use for \_\_\_\_\_  
☒ Preliminary Plat Eagle Cliff Addition, Sect. 15 (Plat Name)  
☐ Norman Rural Certificate of Survey (COS)  
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description  
☒ Radius Map  
☒ Certified Ownership List  
☒ Written description of project  
☒ Preliminary Development Map  
☒ Greenbelt Enhancement Statement  
☒ Filing fee of \$125.00

Current Zoning: C-2  
 Current Plan Designation: Commercial

Concurrent Planning Commission Review Requested: \_\_\_\_\_

Received on: 8-8-14  
 at 4:00 a.m./p.m.

**RECEIVED**  
 AUG 08 2014

Planning & Community Development

OFFICE

**PRELIMINARY DEVELOPMENT MAP**  
**EAGLE CLIFF ADDITION SECTION 15**  
 A PART OF THE N.W. 1/4, SECTION 7, T8N, R2W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

The map shows a residential development with several building footprints, roads, and survey data. Key features include:

- Roads:** CEDAR LANE, POST ONE ROAD, 12TH AVENUE S.E., 12TH AVENUE S.E., MERLIN DRIVE, CLIFF DRIVE, EAGLE DRIVE, and MERLIN CIRCLE.
- Building Footprints:** Various rectangular and irregular shapes representing buildings, some with internal details like windows and doors.
- Survey Data:** Numerous bearings and distances are provided for the boundaries and internal divisions. For example, "S 89°55'02" E 104.83' CEDAR LANE" and "N 00°00'00" E 100.00'".
- Other Features:** A "STORM SEWER" line is shown, along with "CONCRETE DRIVE" and "CONCRETE DRIVE TO BE EXISTED".
- Scale and Orientation:** A north arrow is located in the upper right corner. A scale bar indicates "SCALE: 1" = 2000'".
- Legend:** A small inset map in the upper left corner shows the "PROJECT LOCATION" within the "CITY MAP" and "SCALE: 1" = 2000'".

Additional survey data at the bottom of the map includes:

- $LC = 2894.41'$
- $R = 477.65'$
- $T = 238.14'$
- $CB = N 142°20' E$
- $SC = 231.84'$

[illegible]